

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: June 12, 2001

Comments:

1. These are not covered units under Fair Housing Act (F.H.A.)
However, is the 4" step at the front door necessary? This 4" step violates the Florida
Accessibility Code (F.A.C.)

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: 6-12-01

Comments:

- 1) Flow test required.
- 2) Show hydrants and fire mains.
- 3) 1804.1 SFBC applies to windows near property lines.

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Division: Police

Member: Robert Dodder
759-6421 beeper 497-0628

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: 6/12/01

Comments:

No C.P.T.E.D. conflicts noted.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: 6/12/01

Comments:

1. Provide a text narrative describing how the proposed cluster development complies with section 47-18.9 section by section.
2. Development site requires plating.
3. Delineate the required easement in accordance with section 47-18.9.C.4.
4. Proposed cluster development does not comply with the additional setback and roof height variations as required in section 47-18.9.C.4.d.
5. Discuss dead-end parking with Engineering representative.
6. Portion of the structure which exceed twenty two (22) feet in height from grade at the side yard setback shall setback an additional one (1) foot for every one (1) foot of height over twenty two (22) feet in accordance with section 47-18.9.C.4.d.iv.
7. Additional comments may be discussed at DRC meeting.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: 6/12/01

Comments:

1. Verify the requirements regarding mitigation for the removal of the existing trees. As general policy, palms can only be considered as replacement for palms, not shade trees.
2. Make sure there are no sight triangle obstructions. There can be no plant material between 30" and 8' in the 25' sight triangle which obstructs visibility.
3. The minimum landscape buffer dimension where a vehicular use area adjoins an abutting property is 2 ½'. There is only a 24" buffer shown on the south property line.
4. Add rain sensor requirement to irrigation note.
5. All "Tree Preservation Ordinance" requirements apply. Any trees that are considered good candidates for relocation should be relocated. Otherwise, the appropriate "equivalent replacement" requirements apply.
6. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. If applicable, show any trees within 10' of the property line on adjacent property that would affect proposed planting.
8. Make sure there is no conflict between existing trees to remain and proposed shade tree planting as far as canopy spread.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Lonnie Murphy

Case #: 71-R-01

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Comments:

ref 10-P-01

No apparent interference will result from this plan at this time.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: June 12, 2001

Comments: 6 Cluster Homes

1. This is a new use and must meet all current code requirements.
2. Provide a point by point narrative of how this project complies with Sec 47-18.9 Cluster Homes.
3. Provide a narrative demonstrating how the architectural style is compatible with the surrounding development.
4. Engineering approval is required for backout parking.
5. Discuss providing curb and gutter along the frontage on S.W. 23 St. with the Engineering Rep.
6. Show the required easements on the site plan. Common areas are to be accessible to all group residents.
7. Indicate what type of shared amenities will be provided and show their location on the site plan.
8. Provide a pedestrian connection from the guest spaces on the North side of the property to the driveway/entry gates.
9. The site plan must show compliance with the additional rear façade setback requirements and the roofline variation requirements.
10. A separate application and fee are required for Planning and Zoning Board.
11. Amend the plans to comply fully with the Cluster Home regulations prior to Pre P&Z sign off.
12. Additional comments may be forthcoming at the DRC meeting.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Lonnie Murphy

Case #: 71-R-01

Date: June 12, 2001

Comments:

Engineering comments will be available at the DRC Meeting.